

**STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING**

Wednesday, December 1, 2021 at 7:00p.m.
Stillwater County Pavilion
328 5th Avenue N., Columbus, MT

BOARD MEMBERS PRESENT: Ray Karls, Curtis Jacobs, Bob Van Oosten, Gary Enstrom, and Jerry Edwards

BOARD MEMBERS NOT PRESENT: Carolyn Hutson, Steve Arnold, and Dan Sayer

STAFF: Forrest Mandeville and Christine Baker

I. CALL TO ORDER. Ray Karls, President of the Board called the meeting to order at 7:00 p.m.

A. Public Comments. Nothing at this time

B. Disclosures of Conflicts of Interest and Ex-Parte Communications. Nothing at this time.

II. MINUTES:

A. Minutes: Gary made a motion to approve the draft minutes from the November 3rd, 2021 County Planning Board Meeting, Jerry seconded; with all in favor, motion passed.

III. NEW BUSINESS:

A. Upcoming Board Term Expirations.

Staff discussed the upcoming term expirations for Board members Curtis Jacobs, Steve Arnold and Jerry Edwards. Christine stated that she would email the Board Application and mailing instructions for the Board of County Commissioners.

B. Staff Proposal to Cancel January 2022 Meeting.

Staff proposed to cancel January 2022 meeting as it was directly after the holidays and in the midst of reappointments of the expired board terms. Without any objections, the January Planning Board meeting was canceled; the next meeting will be February 2, 2022.

IV. UNFINISHED BUSINESS: Subdivision Regulations.

Forrest continued discussion of revisions to Section IV of the proposed Subdivision Regulations. Control of noxious weeds is the responsibility of the individual lot owner in areas without homeowners' associations. In case of failure by such individual lot owner or by a homeowners' association to maintain common areas and facilities and dry hydrants, the County may cause the required maintenance to be done and assess the cost thereof as taxes back to the individual lot owners.

All lots must have a minimum 30-foot frontage onto the street or road providing access to the lot. Steve stated that he thought this was a good idea as he has run into issues with this in the past.

Subdivision applicants may be required to provide a waiver of the rights to protest the creation of a special improvement district and/or a submit petition to establish a special improvement district to provide ongoing maintenance for required public improvements. A waiver of the right to protest the creation of a special improvement district must identify the specific improvements for which protest is being waived and may not be valid for longer than 20 years after the date the final plat is filed.

Street and Road Design; Driveway locations shall be shown on the plat. Driveway locations shall be shown on the plat. Staff questioned requiring approach permits be required as they expire in a year. Easements for driveways shall be at least 30 feet in width. Maximum length of a driveway is 1000 feet. Curtis suggested adding language that pullouts for driveways be required for every 1000 feet of driveway length.

Staff proposed simplifying the minimum road standards. Removing the collector road requirements were also suggested by Staff. Jerry questioned removing this language as future growth might require collector roads in the future. Design speeds of local roads minimum would change from 20 to 25 mph. Bridges AASHTO design load would change from 30 ft each to HS 20.

Trees or shrubbery in easements may be required to be removed prior to final plat.

Forrest discussed fire protection. Staff and the Board discussed the issues with dry hydrants. Dry hydrant management and maintenance has been an ongoing issue as a possible fire mitigation tool.

(Please see proposed Subdivision Regulations in Planning Office).

V. ADJOURN: Gary made a motion to adjourn the meeting at 8:20 p.m., Jerry seconded; motion passed.

The next meeting will be on February 2nd, 2022 at 7:00 p.m. at the Pavilion.

Christine Baker, Planning